

**ALCOA MUNICIPAL/REGIONAL
PLANNING COMMISSION MINUTES
September 16, 2021
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on September 16, 2021, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Clarence Williams, Mark Johnson, John (Rocky) Rochelle and Kathy Thompson. Jeremy Pearson, Megan Brooks and Ashley Miller were present as city staff.

APPROVAL OF MINUTES:

The minutes of the August 19, 2021, meeting were declared approved, as submitted, and requested to be filed.

CITIZEN COMMENTS:

None.

REQUESTS FOR PRELIMINARY/FINAL APPROVAL:

Consideration of a request by Chris Rosser (Sterling Engineering, Inc.) to plat all utility easements and site improvements, Warrior Hill S/D, Warrior Hill Drive (Plat of Correction) (Tax ID 009J A 001.00-026.00) (Project PLT-16-0153).

Staff recommended approval of the preliminary and final plat, subject to the following stipulations:

- 1) A revised plat denoting—
 - a. Rewording of title block to include “COA Project Dev-16-015” after K-5 Realty, LLC, and identify this recording as a plat of correction as follows:
“Final Subdivision Plat (Plat of Correction) Lots 1-26
Warrior Hill Subdivision
K-5 Realty, LLC (COA Project Dev-16-015)”;
 - b. Revision to plat notes as follows:
 1. Rewording of Plat Note #7 to include the book and page number of the Master Deed and Declaration of Covenants, Conditions and Restrictions;
 2. Addition of “via a Plat of Correction” to the end of Plat Note #9, which concerns the plats purpose;
- 2) Approval of engineering (Note that this plat is still under review for utilities);
- 3) Approval of utilities;
- 4) Execution of necessary signatures and recording of plat; and,
- 5) Meeting all other city requirements.

Commissioner Johnson made a motion to approve the preliminary and final plat, subject to staff's stipulations as presented. Commissioner Rochelle seconded the motion, and it passed unanimously.

REQUESTS FOR PRELIMINARY APPROVAL:

None.

REQUESTS FOR FINAL APPROVAL:

None.

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

Consideration of a request by Lisa Ketrow, owner, to annex Tax ID 037C A 008.00, located at 2738 East Broadway Avenue.

The item was deferred at the request of the applicant.

Consideration of zoning assignment (General Business District "E") to Tax ID 037C A 008.00 considered for annexation, located at 2738 East Broadway Avenue.

The item was deferred at the request of the applicant.

Consideration of a request by City of Alcoa to annex a portion of Proffitt Springs Road right-of-way from its approximate terminus within the City, that terminus being at the current line near Louisville Loop, to the southernmost corner of Tax ID 035 041.02.

Staff advised that this item represented the annexation of right-of-way and was in conjunction with a proposal being put forth to amend the growth plan for Blount County. Staff explained that the annexation was to extend the city limits via this right-of-way to three (3) existing properties that were located within the city. Otherwise, as staff added, upon a favorable amendment to the growth plan and a subsequent change to the city limits, the properties would no longer be contiguous to the city limits. Staff recommended adoption of PC Resolution 2022-06, recommending the annexation and accompanying plan of services (Exhibit B) to the Alcoa Board of Commissioners.

Commissioner Johnson made a motion to adopt PC Resolution 2022-06. Commissioner Thompson seconded the motion, and it passed unanimously.

CONCEPT PLAN APPROVAL:

None.

OLD BUSINESS:

Consideration of a request by Randy White (C2RL Engineering, Inc.) for a revised plat to replat one (1) lot into two (2) lots, Springbrook Farms Development, former Alcoa West Plant Property, Tesla Boulevard and Pauling Street (Tax ID 036K A 005.00) (Project # PLT-19-046).

The item was deferred at the request of the property owner.

NEW BUSINESS:

Consideration of a request by Sullivan Matzek (Eagle Scout Project) for site plan approval for a new trail section, Pistol Creek Mountain Bike Trail, located off N. Wright Road (Tax ID 037 005.00) (Project MDEV-21-034).

Staff recommended site plan approval, subject to the following:

- 1) Due to this property being located within a Special Flood Hazard Area, all development shall comply with the City of Alcoa's Flood Damage Prevention Ordinance";
- 2) Approval of engineering;
- 3) Approval of stormwater management, if applicable;
- 4) Submission of a Waiver of Liability prior to work commencing;
- 5) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Johnson seconded the motion. Mr. Sullivan Matzek provided an overview of his Eagle Scout project. After some discussion, Chairman Williams called for a vote and the motion passed unanimously.

Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for beer garden improvements, Clayton Lodge, 5000 Clayton Road (Tax ID 027 028.00) (Project # DEV-21-035).

Staff recommended site plan approval subject to the following:

- 1) Replacement of any previously installed landscape material that is removed as part of these improvements, including the large trees within the existing beer garden, and approval of landscaping plan by the Alcoa Tree Board, if applicable;
- 2) Approval of engineering;
- 3) Approval of stormwater management, if applicable;
- 4) Approval of utilities, with all utilities to be underground;
- 5) Meeting all other city requirements.

Commissioner Johnson made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for an azalea garden, Clayton Lodge, 5000 Clayton Road (Tax ID 027 028.00) (Project # DEV-21-035).

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
 - a. Addition of "Existing" to "Beer Garden";
 - b. Addition of description label to expanded improvement area adjacent to "Beer Garden";
 - c. Replacement of any previously installed landscape material that is removed as part of these improvements, including the large trees within the existing beer garden, and approval of landscaping plan by the Alcoa Tree Board, if applicable;
- 2) Approval of engineering;
- 3) Approval of stormwater management, if applicable;
- 4) Approval of landscaping plan by the Alcoa Tree Board, to include tree replacement (if applicable);
- 5) Approval of utilities, with all utilities to be underground;
- 6) Certification of retaining walls (if required and applicable)
- 7) Meeting all other city requirements.

Commissioner Johnson made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

Consideration of a request by Anthony Barchanowicz (GPD Group) for site plan approval for an additional cooler and drive-thru modifications, Taco Bell, 2612 Airport Highway (Tax ID 026E B 006.00) (Project DEV-21-036).

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
 - a. Addition of added paved surface area, with the yielded tree count to also be provided (i.e., two, two-inch caliper trees to be planted for every 4,000 square feet of paved surface);
 - b. Addition of percent lot coverage, with lot coverage not to exceed 70 percent (Note that options for impervious surface area may be considered for sites that exceed this requirement);
 - c. Identification of ADA accessible striping to measure 8'-9'-8', as a van accessible aisle is to be no less than eight (8) feet in width;
 - d. Replacement of \$250 fine with \$200 fine to ADA van accessible parking signage;
- 2) Approval of engineering;
- 3) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 4) Approval of engineering;
- 5) Approval of a landscaping plan by the Alcoa Tree Board;
- 6) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

Consideration of a request by Bill Seeley (Seeley Wallis Investments, LLC) for site plan approval for TDOT perimeter fence, Middlesettlements Road (Tax ID 046 018.00-018.03) (Project DEV-18-041).

The item was deferred, as the submittal was not complete.

Consideration of a request by David Poe (Batson, Himes, Norvell & Poe) for site plan approval for Alcoa Mini-Storage, Airport Highway, Starlite Road and Reed Road (Tax ID 009I A 007.00-011.02) (Project DEV-21-030).

The item was deferred, as the submittal was not complete.

OTHER BUSINESS:

Informational item concerning public hearings scheduled on an amendment to the growth plan for Blount County to be held by the City of Alcoa.

Staff advised that a first hearing would take place during a special called meeting of the Board of Commissioners on Friday, September 24, 2021, with a second hearing occurring during the next regular meeting of the Board on Tuesday, October 12, 2021. The commission was informed by staff that the item had been published as follows:

"Adopting and recommending to the Blount County Coordinating Committee an amendment to the growth plan for Blount County ratified by the Alcoa City Commission pursuant to Public Chapter 1101, Acts of 1998."

The commission was referred by staff to the brief provided within their packet, which had also been provided to the Alcoa Board of Commissioners in advance of their regularly scheduled meeting to be held next Tuesday, September 14, 2021.

ARPC Minutes

Page 5

Meeting of September 16, 2021

ADJOURNMENT:

Chairman Williams wished Commissioner Rochelle as Happy Birthday. There being no further business to come before the commission, Commissioner Rochelle made a motion to adjourn the meeting. Commissioner Johnson seconded the motion, and the meeting was adjourned at 5:55 p.m.



Chairperson, Alcoa Regional/Municipal
Planning Commission



Secretary